



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JUNE 26, 2006

*II.9*  
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-25  
LIGHTHOUSE COASTAL COMMUNITY CHURCH  
300 AND 301 MAGNOLIA STREET

DATE: JUNE 15, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a modification to previously approved Master Plan PA-00-56 for hours of operation for a church preschool.

## **APPLICANT**

The applicant is Frank L. Custer, representing the property owner, Leigh Harrison.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP  
Senior Planner

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

**BACKGROUND**

On April 9, 2001, Planning Commission approved Master Plan PA-00-56 for Lighthouse Coastal Community Church, which occupies 300 and 301 Magnolia Street. The master plan reflected the activities associated with the church operation, with emphasis on the proposed preschool located at 300 Magnolia Street, and the Kindergarten through 8<sup>th</sup> grade elementary school located at 301 Magnolia Street (Kline School). The sanctuary building, church parking lot, elementary school and play yards are located at 301 Magnolia Street (across the street from the proposed preschool and church offices). Operation of the preschool was approved on appeal by City Council on September 17, 2001. However, the preschool has not yet been established.

In 2005, the Zoning Code was amended allowing the Zoning Administrator to review an amendment to a master plan, however, due to the controversy associated with the original approval, which resulted in the appeal to City Council and several requests for rehearing, the master plan amendment is being forwarded to the Planning Commission as a public hearing.

**DISCUSSION**

The applicant is proposing to begin operation of the preschool (Lil' Lighthouse Preschool). According to the applicant, the preschool will have a religious-based curriculum. The preschool, if approved, will operate from September to June, coinciding with the Newport-Mesa Unified School District's operating calendar. The preschool will be closed during the months of July and August. The applicant has indicated that year-round weekday day care services are not proposed in conjunction with this request.

The approval granted under PA-00-56 allowed the preschool to operate morning sessions from 9:00 AM to 12 noon, Monday through Friday (condition 1A of Exhibit "B-2", a copy of which is attached to this report) and required students to arrive no earlier than 8:30 AM and depart no later than 12:30 PM (condition 1B). The applicant is proposing to amend these two conditions of approval to allow the church preschool to operate from 8:30 AM to 12:00 noon for the morning sessions, and 12:30 PM to 3:30 PM for the afternoon sessions, and to allow students to depart no later than 3:30 PM.

All of the other conditions of approval, including maximum enrollment (60 students), pick up and drop off of students (to be done within the church parking lot), crossing the street at approved locations, etc., would remain unchanged. There have been no recent complaints of code enforcement violations associated with the church. Finally, the proposed hours of operation are similar to private and public schools within the community. Therefore, it is staff's opinion the proposed modification will be compatible with the surrounding properties and uses.

**GENERAL PLAN CONFORMITY**

300 Magnolia Street has a General Plan Land Use Designation of Low Density Residential and 301 Magnolia Street has a General Plan Land Use Designation of

Public Institutional. The uses on both properties are consistent with their respective land use designations.

### **ALTERNATIVES**

If the request is denied, it would prevent the applicant from operating the afternoon sessions for the preschool as proposed. The applicant could still operate the morning preschool sessions per the original approval of PA-00-56, subject to the original conditions of approval.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

### **CONCLUSION**

Staff does not anticipate the proposed change in hours of operation will create any adverse impacts to surrounding properties due to the preschool's limited hours of operation, specialized curriculum, and a schedule that will coincide with the local school district. Therefore, staff supports the request.

Attachments:      Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Exhibit "B-2" - Conditions of Approval for PA-00-56  
                          Applicant's Project Description and Justification  
                          Zoning/Location Map  
                          Site Plan  
                          City Council Resolution No. 01-64 for PA-00-56

cc:                    Deputy City Manager - Dev. Svs. Director  
                          Deputy City Attorney  
                          City Engineer  
                          Fire Protection Analyst  
                          Staff (4)  
                          File (2)

Lighthouse Community Church  
 Frank L. Custer, Associate Pastor  
 1845 Anaheim Avenue #13D  
 Costa Mesa, CA 92626

Leigh Harrison  
 980 Carnation  
 Costa Mesa, CA 92626

**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-06-25**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Frank L. Custer, representing the property owner, Leigh Harrison, owner of real property located at 300 and 301 Magnolia Street, requesting approval of a modification to previously approved Master Plan PA-00-56 for hours of operation for a church preschool; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-06-25 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-06-25 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 26th day of June, 2006.**

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Bill Perkins, Chair,  
Costa Mesa Planning Commission

*af*

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 26, 2006, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5) in that the proposed master plan amendment meets the broader goals of the General Plan, and the Zoning Code by integration of uses and protection of the integrity of neighboring development. Specifically, all applicable conditions of approval for Master Plan PA-00-56, including maximum enrollment (60 students), pick up and drop off of students (to be done at the church parking lot), crossing the street at approved locations, etc., would remain unchanged. Additionally, the church preschool will have limited hours of operation, a specialized curriculum, and a schedule that will coincide with the local school district. There have been no recent complaints of code enforcement violations associated with the church.
- B. The request complies with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The church preschool use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The church preschool use is consistent with the General Plan.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- PIng. 1. All conditions of approval for PA-00-56 (attached as Exhibit "B-2") shall be complied with, with the following modifications:
- 1A: The church preschool shall be limited to Monday through Friday from 8:30 AM to 12:00 noon for the morning sessions, and 12:30 PM to 3:30 PM for the afternoon sessions.
  - 1B: Students shall not be permitted to arrive earlier than 8:30 AM and shall depart no later than 3:30 PM.

## EXHIBIT "B-2"

### CONDITIONS OF APPROVAL

- Plng. 1. A weekday, early childhood development center shall be permitted under the following operating parameters:
- A. Development center hours shall be limited to Monday through Friday from 9 a.m. to 12 noon.
  - B. Students shall not be permitted to arrive earlier than 8:30 a.m. and shall leave by 12:30 p.m.
  - C. A maximum enrollment of 60 children shall be permitted for the development center.
  - D. All drop-off and pick-up shall be located on the church parking lot at 301 Magnolia Street, per the plan submitted by the applicant and attached to this report. Both options may be used; if only one is used, Option A (Magnolia Street parking area) shall be used.
  - E. Students shall not be permitted to cross the street except at a crosswalk, under the supervision of teachers or adult staff.
  - F. Parents shall park in the church parking lot at 301 Magnolia Street if for any reason a child needs to be picked-up before the end of the session.
  - G. The operators shall provide proof that they have received the necessary State licensing to operate the development center.
  - H. All cars shall park in approved and striped parking spaces prior to dropping off or picking up students.
2. Kline School may continue accessing the east parking lot from the north to south for student drop-off and pick-up purposes as long as this does not conflict with other activities using this parking area.
3. A plan for the use of parking lot barriers shall be submitted to the Planning Division within 90 days. Approval of that plan shall be under the direction of the Planning Division.
4. Outdoor play activities for Klein School shall be generally consistent with the times and locations described in Ms. Kline's letter dated April 3, 2001. Outdoor play activities for the preschool shall be generally consistent with the times described in the Lighthouse Coastal Community Church's General Schedule submitted as part of a letter from Cindy Wickliff, dated February 6, 2001.
5. The church shall make diligent efforts to encourage the congregation to park on-site. Recommended efforts include, but are not limited to, the use of announcements, mailings, and stationing church personnel in the parking lot.
6. A land use restriction, prepared by Planning staff, shall be recorded holding 300 and 301 Magnolia Street as one for purposes of calculating parking. This land use restriction may not be removed unless the buildings at 300 Magnolia Street are demolished and adequate parking provided independent of the parking at 301 Magnolia Street.
7. The various uses shall be managed so their parking needs do not conflict. Any changes to the hours or other substantive changes proposed for Kline School and/or the development center shall require prior City approval.
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8. All organized outdoor activities other than the outdoor play activities for the Klein School and the preschool, referenced in condition of approval number 4 of this application, shall require prior approval of a separate minor conditional use permit.
9. One, 24" box canopy tree shall be planted at 300 Magnolia Street in the front setback along Santa Ana Avenue. Type and location of trees shall receive approval by the Planning Division prior to planting. This condition shall be completed within 90 days of City Council action.
10. Landscaping shall be installed and parking lot restriped consistent with the plans approved April 2, 2001, within 90 days of City Council action. (Parking lot striping has already been completed.)
11. Trash enclosures shall be required for any bins, including those serving Klein School, and shall be installed on church or Klein School property within 60 days of City Council action. Design of the trash enclosure shall conform with City standards.
12. The applicant is reminded that all conditions of approval of Minor Conditional Use Permit ZA-00-19 still apply (copy attached hereto).
13. The master plan herein approved shall be valid until revoked. Approval of the early childhood development center and Kline School's use of the church parking lot for play area shall expire upon discontinuance for a period of 180 days or more. The master plan may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
14. Approval of this master plan supersedes all previous master plans and conditional use permits approved for these sites.



April 25, 2006

City of Costa Mesa

P.O. Box 1200

77 Fair Drive

Costa Mesa, CA 92626-1200

**ATTN: Willa Bouwens-Killeen, Principle Planner, and Planning Commission**

RE: Resolution #01-64, Adopted September 17, 2001, Master Plan Amendment PA-00-56 for Lighthouse Coastal Community Church

Lighthouse Coastal Community Church and Lil' Lighthouse Preschool request that the above Resolution be amended as follows:

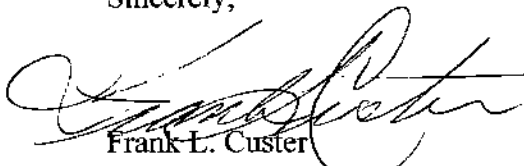
**Item # 1A:** Lil' Lighthouse Preschool shall be permitted to operate Monday through Friday from 8:30 a.m. to 3:30 p.m. The current Conditions of Approval, *Item # 1 A, permits operations from 9:00 a.m. to 12:00 noon.*

**Item 1B:** Students shall be permitted to arrive no earlier than 8:30 a.m. and shall leave not later than 3:30 p.m. Currently *Item #1, B limits arrival no earlier than 8:30 a.m. and departure no later than 12:30 p.m.*

The extension of hours will allow Lil' Lighthouse Preschool to have and operate two three (3) hour sessions Monday through Friday. The morning classes meeting from 8:30 a.m. to 11:30 a.m. and the afternoon classes from 12:30 to 3:30 p.m.

All other conditions identified in the current Costa Mesa City Council Resolution will continue to be adhered to by preschool and church staffs. We have provided excerpts from our "Parent Handbook" (Attachment 1) that give detailed information as to our daily classroom and school year schedules. We will be following the Newport-Mesa academic year planning schedule.

Sincerely,



Frank L. Custer  
Associate Pastor



## **PROGRAM**

The preschool provides a daily enrichment program offering morning and afternoon sessions from September through June. The preschool is closed the months of July and August. For your convenience we follow the Newport-Mesa School District's academic planning calendar. Please make sure you keep in touch with our staff should you have any questions or conflicts due to other school district schedules.

The curriculum is designed to provide a well-balanced early childhood experience in all areas of growth. Therefore, our program includes the following:

- Bible stories, songs and prayer
- Physical exercise (indoor and outdoor)
- Dramatic play
- Art creativity
- Music
- Science and nature
- Classroom cooking
- Perceptual skills
- Reading and math readiness

Children are taught at their own level of development and are not expected to perform any task for which they are not ready. The daily program includes not only group time but also a block of uninterrupted individual time. Adults serve as guides and provide individual help whenever needed. Active times are followed by quiet activities to provide a healthy environment. Nutritional snacks are provided for the children in the morning and afternoon.

To enrich our program, field trips are planned and professional guests are invited in to share with the children. *In some instances, we are unable to schedule field trips in the afternoon so the am & pm sessions are combined.*



## **DAILY SCHEDULE**

### ***Morning Session***

- 8:30-8:45 AM students arrive: Greeting and worship in Sanctuary.
- 8:45-9:15 Walk to Classrooms: Group Time: Calendar, weather, songs, Bible story and prayer
- 9:15-10:15 Individual time: Learning centers
- 10:15-10:45 Small group interaction: Prayer, snack, and story time
- 10:45-11:15 Outdoor activities
- 11:15-11:30 Large group activity time: Current theme or subject emphasized – walk back to Sanctuary
- 11:30 AM students dismissed from the Sanctuary

\*Sharing times are scheduled once a month\*

### ***Afternoon Session***

- 12:30-12:45 PM students arrive: Greeting and worship in Sanctuary
- 12:45-1:15 Walk to Classrooms: Group Time: Calendar, weather, songs, Bible story and prayer
- 1:15-2:15 Individual time: Learning centers
- 2:15-2:45 Small group interaction: Prayer, snack, and story time
- 2:45-3:15 Outdoor activities
- 3:15-3:30 Large group activity time: Current theme or subject emphasized – walk back to Sanctuary
- 3:30 PM students dismissed from the Sanctuary

\*Sharing times are scheduled once a month\*

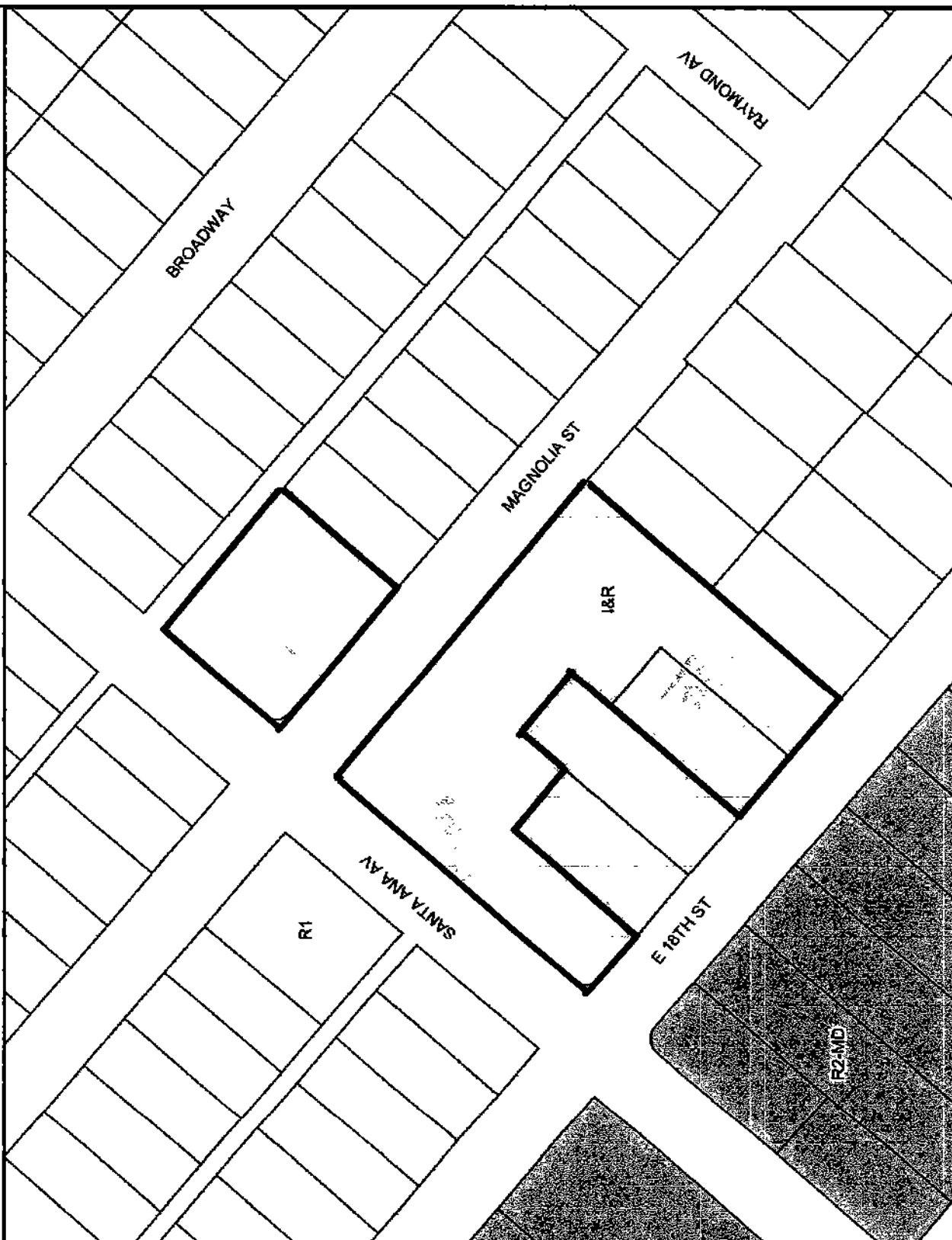
# 300 AND 301 MAGNOLIA ST.

## Legend

Street Names

Parcel Lines

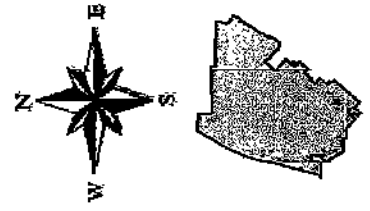
Zoning



PA-06-56

Legend

Street Names  
Parcel Lines  
Ortho  
Photography  
parcels





RESOLUTION NO. 01-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
COSTA MESA, CALIFORNIA, APPROVING MASTER PLAN  
PA-00-56.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE  
AS FOLLOWS:

WHEREAS, an application was filed by Ed Deckert, authorized agent for Lighthouse Coastal Community Church, with respect to real property located at 300 and 301 Magnolia Street, requesting approval of an amended master plan to reflect current and past uses of the church and related facilities, establishment of an early childhood development center, and uses of portions of the parking lot as a play yard in the I & R zone; and

WHEREAS, the Planning Commission conducted duly noticed public hearings for PA-00-56 on February 26, 2001, and on April 9, 2001; and

WHEREAS, on April 9, 2001, the Planning Commission approved Master Plan PA-00-56 without the early childhood development center; and

WHEREAS, Master Plan PA-00-56 was appealed to the City Council; and

WHEREAS, the City Council scheduled public hearings on May 21, 2001, and June 4, 2001, and conducted a public hearing on June 18, 2001.

WHEREAS, two requests for a rehearing were received; on July 16, 2001, the City Council granted the rehearing; and a duly noticed public hearing was held on September 17, 2001;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions contained in Exhibit "B", the City Council hereby approves Master Plan PA-00-56, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council finds and determines that adoption of this resolution is expressly predicated upon the activity as described in the agenda report for Master Plan PA-00-56 and upon the applicant's compliance with each and all conditions contained in Exhibit "B". Any approval granted by this resolution herein shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicants fail to comply with any of the conditions of approval.

PASSED AND ADOPTED this 17<sup>th</sup> day of September, 2001.

ATTEST:

Mary T. Elliott  
Deputy City Clerk of the City of Costa Mesa

Blower  
Mayor of the City of Costa Mesa

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     ) ss  
CITY OF COSTA MESA     )

APPROVED AS TO FORM

Marianne Reyes LVA  
for CITY ATTORNEY

I, MARY T. ELLIOTT, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. 01-64 was duly and regularly passed and adopted by the said City Council at a regular meeting thereof, held on the 17<sup>th</sup> day of September, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this 18<sup>th</sup> day of September, 2001.

Mary T. Elliott  
Deputy City Clerk and ex-officio Clerk of  
the City Council of the City of Costa Mesa



## EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(5) in that the proposed master plan amendment meets the broader goals of the General Plan and the Zoning Code by integrating uses and structures and protecting the integrity of neighboring development. Specifically, the existing uses are within the scope of normal church activity or, in the case of the private school, have been approved through a conditional use permit or minor conditional use permit due to their complementary use of the property. The early childhood development center will be scheduled for mornings only with all drop-off and pick-up in one of the church's parking lots. Teachers will escort the children to the classrooms at 300 Magnolia Street via the Magnolia Street/Santa Ana Avenue crosswalk. The parking lot has been restriped to further increase the overall number of parking spaces and to improve on- and off-site circulation. Outdoor play activity is limited and does not impact parking because the parking lot has been striped to accommodate the north play yard and peak parking demand for the church occurs while the school is not in session. Noise impacts are limited because many of the students play between the two Kline School buildings, play area will be limited to the south half of the east parking lot and north of the modular building, and physical education classes that are held in the parking lot are limited in size or, in the case of the development center children, for a short period of time in a playground surrounded by block wall or building. Additional landscaping will be provided that will provide a consistent appearance of the site from Magnolia Street and will screen the parking lot from the neighbors to the north. Approval of the master plan will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- The church uses, including the early childhood development center, are compatible and harmonious with uses both on-site as well as those on surrounding properties because the property is zoned for institutional and recreational uses; the church has been in existence for many years; the uses are within the scope of normal church activities; the development center represents a less intensive use than the previous preschools, and improvements (restriping, new walls, repainting) have been made to the church sites, with more planned for the future.
  - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. Restriping of the parking lot allowed for two Magnolia Street driveways to be closed, improving on- and off-site circulation.
  - The proposed project complies with applicable performance standards

prescribed in the Zoning Code. Outdoor play activity within the play yard is limited in time and number of students and the new parking lot striping accommodates the proposed play area. The development center students will be outside for limited periods of time in an area enclosed by block wall of building.

- d. The project is consistent with the General Plan because the uses are anticipated under the General Plan designations of the properties. No changes are proposed to the amount of building area.
  - e. The planning application is for a project-specific case and does not establish a precedent for future development.
  - f. The cumulative effects of all past and present planning applications have been considered for both the subject property and surrounding properties. The church activities are within the normal scope of church uses and the different operating times of the church, Kline school, and the proposed early childhood development center allow common use of the parking lot without impacting each other's parking needs or on- and off-site circulation.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA because it deals with continued operation of existing facilities.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.